

**APPROVAL OF A SPECIAL EXCEPTION VARIANCE
FROM THE UNIFIED DEVELOPMENT CODE OF OCONEE COUNTY, GEORGIA**

TITLE

A Resolution granting approval of a Special Exception Variance based upon the allowances under the Unified Development Code of Oconee County, Georgia, pursuant to Article 13, Section 1303, to grant approval of a Special Exception Variance pursuant to an application requesting approval of a Special Exception Variance on property owned by Scott F. & Kathryn B. Ellis submitted on October 21, 2015.

ENACTMENT CLAUSE

Pursuant to the authority conferred by the Constitution and Laws of the State of Georgia and after consideration of an application requesting Special Exception Variance approval submitted by Scott F. & Kathryn B. Ellis on October 21, 2015 regarding property owned by said petitioners on a ±1.43 acre tract of land located on the south side of Oconee Forest Drive in the 221st G.M.D., Oconee County, Georgia, (TP# B-7A-14A), the Board of Commissioners of Oconee County does hereby grant the following:

SECTION 1. A Resolution granting Special Exception Variance approval for the property described above and also described in the attached Exhibit "A" is hereby granted for the purpose of relief from Unified Development Code Section 409.01, to reduce the front principal building setback from 30 feet to 20 feet.

Said Special Exception Variance is subject to the following conditions: as set forth in "Exhibit A" attached hereto.

SECTION 2. Severability. It is intended that the provisions of this Ordinance be severable and should any portion be held invalid, such invalidity shall not affect any other portion of the Ordinance.

SECTION 3. Effective Date. This Resolution shall take effect this date.

Said Special Exception Variance application was submitted to the Oconee County Board of Commissioners and a Public Hearing was duly held by same at its regular meeting on December 1, 2015.

APPROVED, this 1st day of December, 2015.

OCONEE COUNTY BOARD OF COMMISSIONERS

BY:


G. Melvin Davis, Chairman



Jim Luke, Member


John Daniell, Member


W. E. "Bubber" Wilkes, Member


Mark Saxon, Member

ATTEST:


Jane Greathouse
Clerk, Board of Commissioners

NARRATIVE

As the property owner of 1250 Oconee Forest Drive, Watkinsville, I am requesting approval of a Special Exemption Variance to provide relief from the UDC Section 409.01 to reduce the front yard-building setback for a carport from 30 to 20 feet.

The carport will have a green roof to coordinate with the roof on the house, and to blend in with the trees.

Thank you for your consideration,

Kathryn B. Ellis
Property Owners
1250 Oconee Forest Drive
Watkinsville, GA 30677

REPRESENTATIVE PHOTO



LEGAL DESCRIPTION

All that tract or parcel of land lying and being in the county of Oconee, State of Georgia, GMD 221, and described on a plat titled "Survey For: Ty O. & Joan M. Walinski" prepared by Ray N. Woods Land Surveyor, dated July 25, 1996, more specifically described as follows:

COMMENCING at the point of intersection with the eastern right-of-way boundary of Oconee Forest Lane and the northern right-of-way boundary of Oconee Forest Drive,

Thence easterly along the right-of-way boundary of Oconee Forest Drive a distance of 560.95' to an iron pin, said point also being the POINT OF BEGINNING,

Thence S 56°12'06" E, a distance of 319.93' to an iron pin,

Thence S 04°00'39" E, a distance of 98.13' to an iron pin,

Thence S 79°15'43" W, a distance of 156.55' to an iron pin,

Thence N 38°41'04" W, a distance of 294.20' to an iron pin,

Thence N 40°44'54" E, a linear distance of 99.51' with an arc length of 100.09' and a radius of 268.93' to an iron pin, said point also being the POINT OF BEGINNING of the subject property. Said tract contains an approximate total of 1.43 acres.

TAX MAP

PLAT

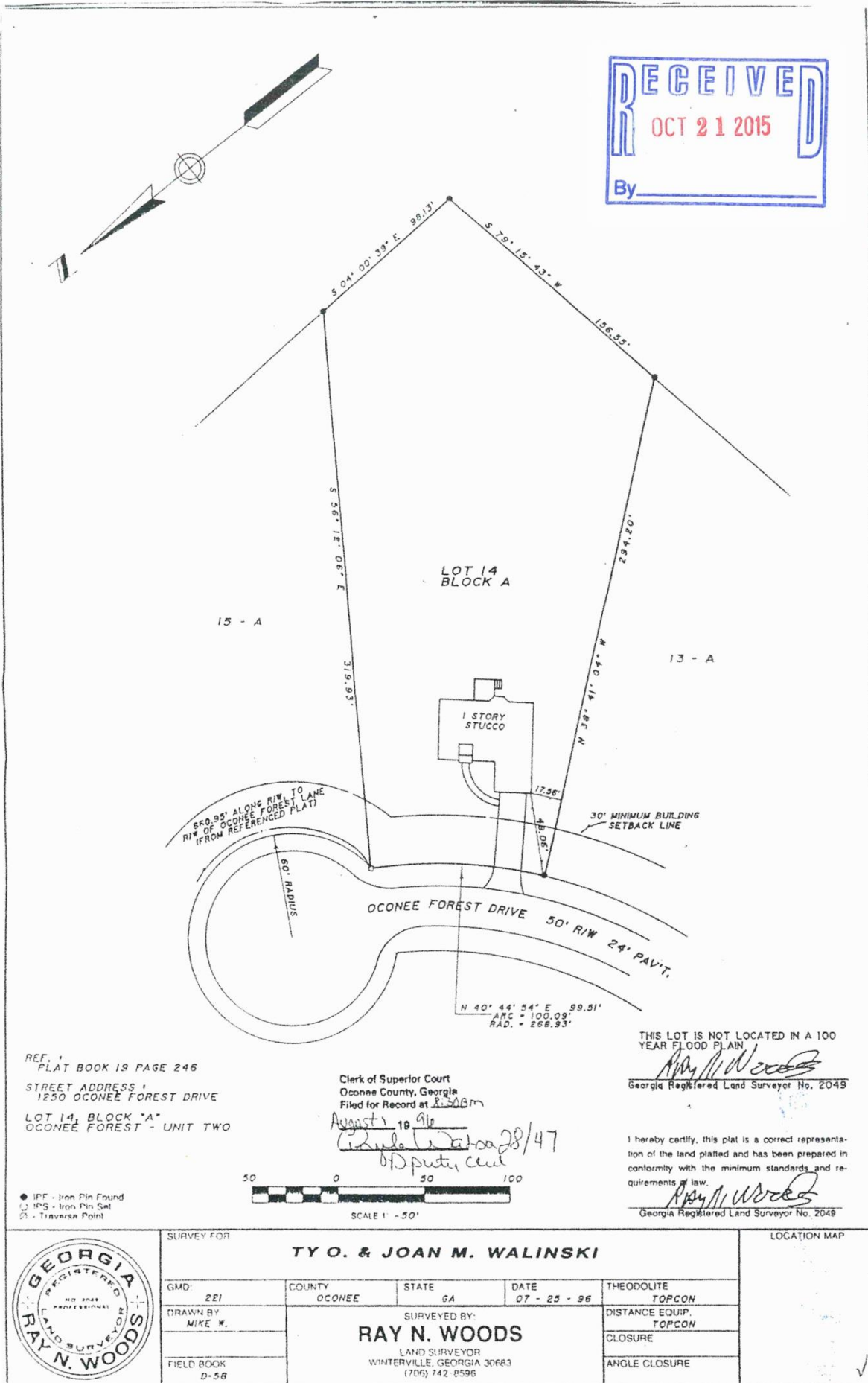


EXHIBIT "A" TO SPECIAL EXCEPTION VARIANCE #6774

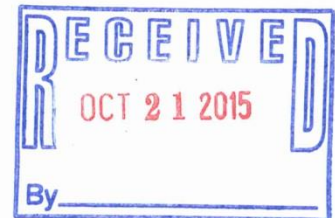
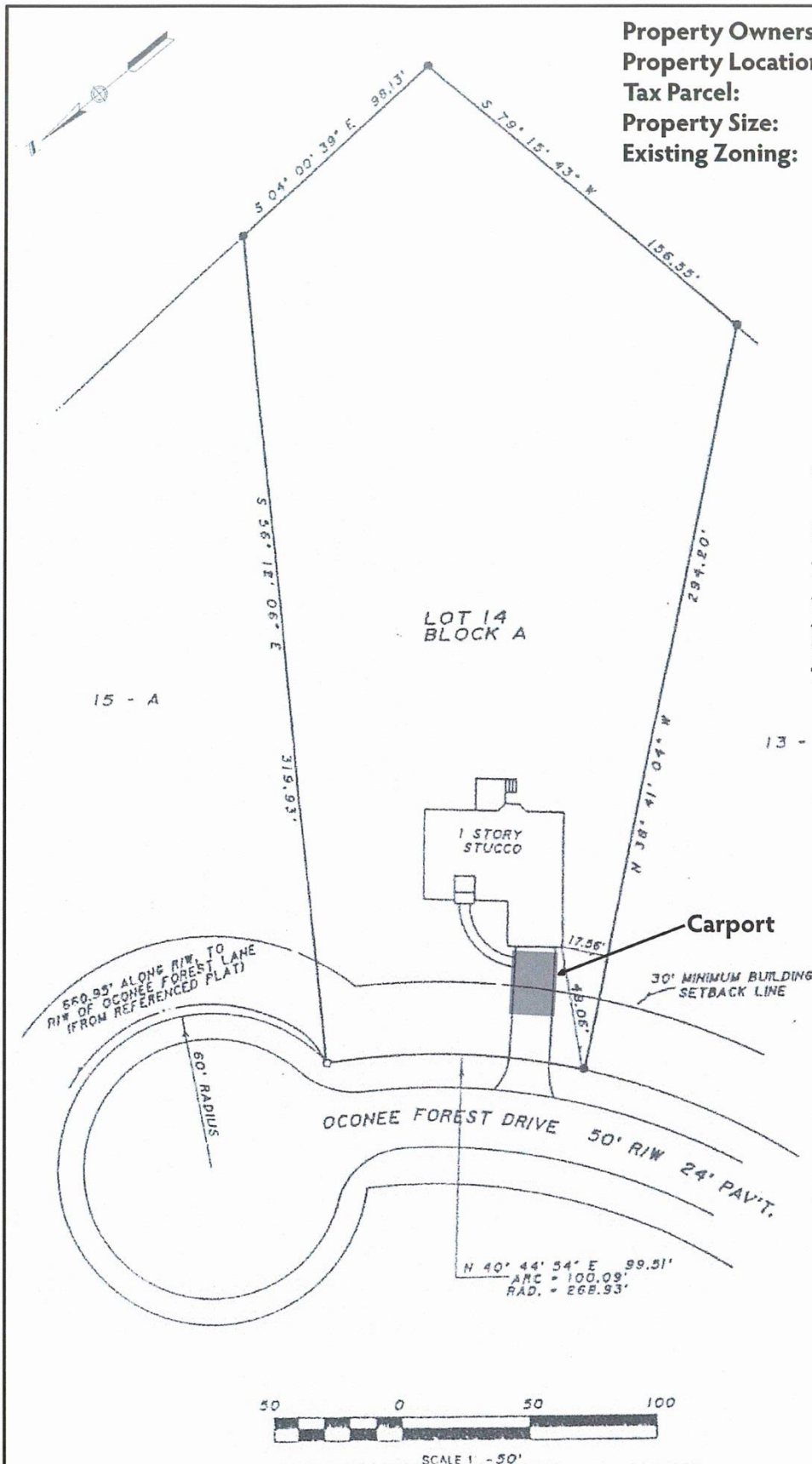
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DEVELOPMENT PLAN

Property Owners: Scott F. & Kathryn B. Ellis
Property Location: 1250 Oconee Forest Dr.
Tax Parcel: B 07A 014A
Property Size: +/- 1.43 Acres
Existing Zoning: R-1 (Single-Family Residential)

Variance Requested:

Special Exception Variance - For relief from UDC Sec. 409.01 - To reduce the front yard principal building setback from 30' to 20' for a carport.



Variance Concept Plan
Ellis - 1250 Oconee Forest Drive